











 5 Bedrooms | 
  2 Receptions | 
  3 Bathrooms | 
  EPC Current D

Helliwell & Co. is proud to present a rare opportunity to purchase an exceptional Edwardian home nestled in a highly sought-after prime Ealing location and offered to the market with no onward chain.

Entering the spacious hallway, you are met with a bright, spacious and charming front reception room with a wood burner and built-in shelving on either side of the chimney breast. There is a downstairs WC and a fully equipped utility room for practical family living. The expansive kitchen dining room offers the perfect environment for entertaining, with an impressive fitted kitchen and centre island, all equipped with a double oven, fridge freezer and the expected integrated appliances. The extension is fully extended with sliding doors leading onto a southwest suntrap garden and a garage with side and rear access.

On the first floor, you have three bedrooms, two large doubles with built in ample storage and a generous single bedroom perfect as a nursery or home office. The fully tiled and elegant bathroom has a feature bathtub and a separate rainfall shower. The loft conversion has a useful storage room and boasts two bedrooms, one with an SW balcony and a separate shower room. Further benefits include herringbone flooring with underfloor heating throughout the ground floor and installation of air conditioning, combi boiler and mega flow systems.

Kerrison Road is situated in a highly prestigious area of Ealing and is part of a beautiful neighbourhood in its own right. The property sits moments from the green spaces of Ealing Common and is spoilt for choice for leisure activities, with Walpole Park and Ealing Broadway's bars, shops and restaurants all within half a mile, as are a range of exceptional schools for every age. A comprehensive selection of transport links makes this property ideal for professionals, sitting between Ealing Broadway and Ealing Common stations to give quick and easy access into London via Piccadilly, District, Central and Elizabeth Lines

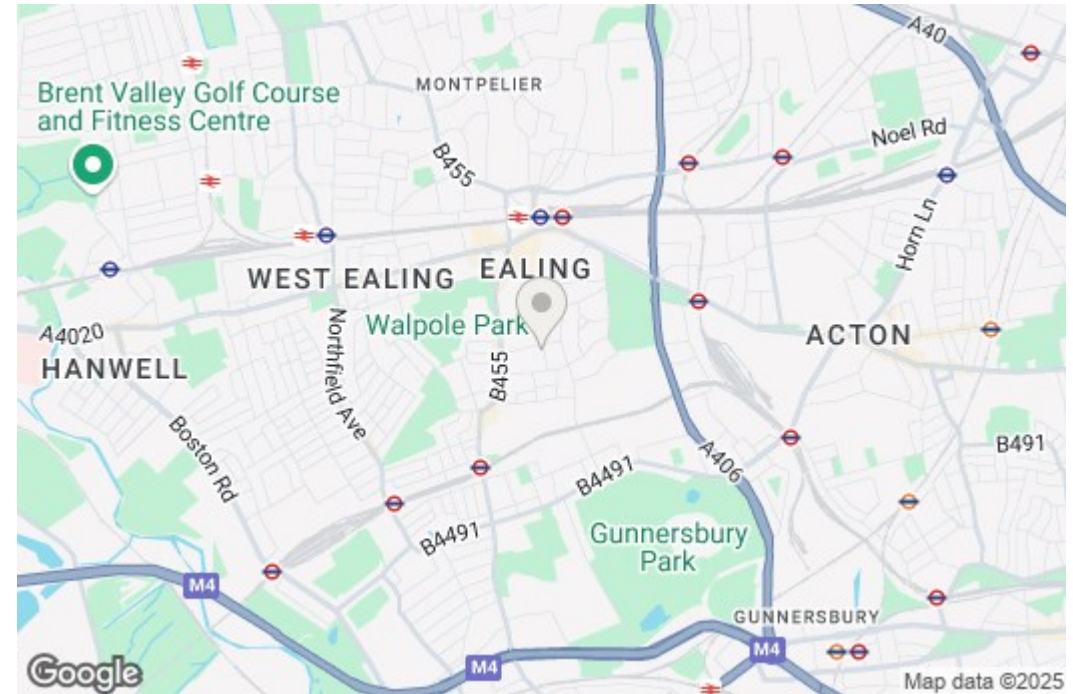
- Impressive Edwardian Home
- Semi-detached
- Five Bedrooms
- Garage
- Underfloor Heating
- South/West Facing Garden
- No Onward Chain
- Prime Ealing Location
- Tenure: Freehold
- Council Tax Band: G

## KERRISON ROAD

Approximate Gross Internal Area  
1938 sq ft / 180.05 sq m (Excluding Garage)

Garage Area 200 sq ft / 18.58 sq m

Total 2138 sq ft / 198.63 sq m



Although every attempt has been made to ensure accuracy,  
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.  
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.